

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

09-406

Orleans

EAS.100

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Address: 1580 Nauset Road

Historic Name: Truman and Minnie Brewer House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1927

Source: Deed research, *Dunham's 1929 Eastham (Mass.) Street Directory*

Style/Form: No Style/ Cape

Architect/Builder: Unknown/ Truman Brewer

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Wood shingles

Outbuildings/Secondary Structures:

One-bay, gable front garage (see Photo 2)

Major Alterations (*with dates*):

None on record

Condition: Good

Moved: no ☒ yes ☐ **Date:**

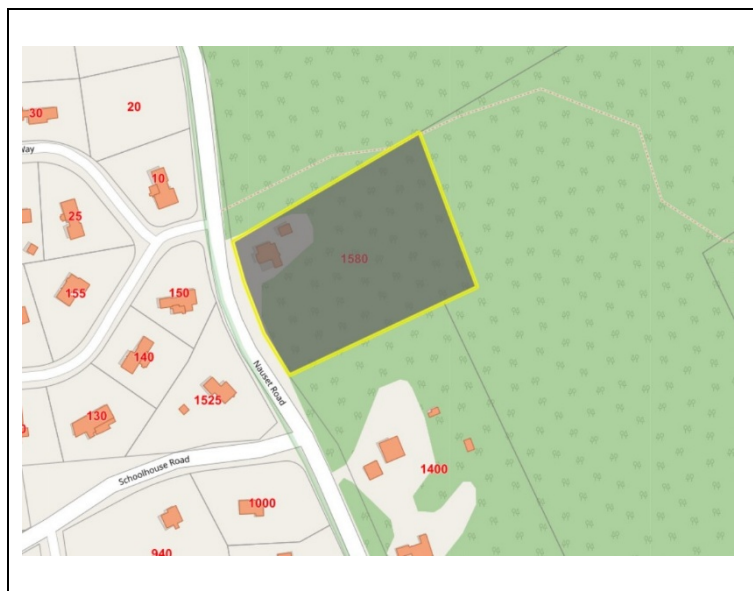
Acreage: 2.55 acres

Setting: This property and the two houses to the south are surrounded by Cape Cod National Seashore land. This house is set back from the street on a slight rise. The property is landscaped around the house with lawn and foundation plantings, and is otherwise left in a natural, forested state behind the house. A gravel driveway leads along the north side of the house.

Photograph



Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

1580 NAUSET ROAD

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Truman and Minnie Brewer House, built in ca. 1927, is a relatively large example in Eastham of an early-20th century house. The form consists of a 1 ½-story, side-gable main block, reminiscent of a Cape in form, with the rear roof line extended by a lean-to roof. In addition to the main block, there is a one-story ell on the right (south) side. The house rests on a concrete block foundation. The elevations are clad in wood shingles with plain cornerboards. The roof is also clad in wood shingles and has deeply projecting open eaves. A small brick chimney rises from the roof ridge. Both the front and rear roof slopes have broad, low shed dormers. Fenestration consists of modern, thermal 1/1 windows, with 2/2 windows on the shed dormers. The front door is shielded by an open entry porch with hip roof supported by square posts that appears to be a later addition.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house was built on land that multiple members of the Brewer family in Eastham, and others, sold in 1926 to Truman F. Brewer, also of Eastham.¹ The land was described as part of the property deeded by Jerusha Brewer to Truman's father, Frank J. Brewer in 1899. Truman Francis Brewer (1901-1982) married Minnie W. Gill the same year he was deeded this land. Truman was listed as a house carpenter in census records, so it is likely he had a hand in building this house. They are listed living in a house on Nauset Road in *Dunham's 1929 Eastham (Mass.) Street Directory*.

Perhaps a consequence of the Great Depression, the Brewers lost this house through a foreclosure deed to the Sandwich Co-Operative Bank in 1931.² In 1934, the bank sold this property to Charles S. and Dorothy D. Johnson of Concord, MA.³ Charles Johnson (b. ca. 1894) was listed in census records as a superintendent in a woolen mill. This house passed to their three daughters, Dorothy, Nonnie and Joyce. The house finally passed out of the family in 2015 when the estate of Joyce Johnson sold it to Andrew J. Azinger of Eastham.⁴

¹ Barnstable County Registry of Deeds, Book 439/ Page 348.

² Book 475/ Page 579.

³ Book 505/ Page 89.

⁴ Book 28713/ Page 199.

